

MORTGAGE

FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is made this 12th day of February 1981, between the Mortgagor, JOHN W. GRADY, III and ROY LEE CASHWELL, JR., DONNIE S. FANKERSLEY herein "Borrower", and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Eight Hundred and no/100ths (\$8,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1996.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

All that certain piece, parcel or lot of land situate on the south side of Hampton Avenue in the City of Greenville and being more particularly described as follows:

BEGINNING at the corner of the Old Presbyterian Church lot and running thence with said avenue S. 41-3/4 W. 63-1/3 feet to iron pin, corner of lot now or formerly of Wilton R. Chiles: thence with his line, S. 35 W. 183.3 feet to an iron pin; thence N. 48-1/2 W. 60 feet to an iron pin in line of said church lot; thence with said lot, N. 34-1/2 E. 190 feet to the beginning.

This being the same property conveyed to the Mortgagors by deeds recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1124 at Page 384 and also Deed Book 1142 at Page 914.

Deed in Book 1124 at page 384 was conveyed from Thomas R. Bellotte and Evelyn N. Tingle on January 28, 1980 and recorded April 21, 1980. Deed in Book 1142 at page 914 was conveyed from John W. Grady, III to Roy Lee Cashwell, Jr. dated and recorded February 16, 1981.

which has the address of 411 Hampton Avenue Greenville
[Street] [City]
S. C. 29601 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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